

APPROVED 6-15-2020
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, March 2, 2020 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Richard E. Wilson, Vice-Chairman
Theresa Ranciato-Viele, Secretary
James J. Giulietti
Brian Cummings
Roderick Williams, Alternate
Paul J. Weymann, Alternate

MEMBERS ABSENT:

Joseph M. Solimene, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Pam Miller, Clerk

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:01 p.m. He then introduced the Commissioners, town staff and the Court Reporter. Mr. Carlson then proceeded to ask the Land Use Administrator, Mr. Fredricksen if there were any changes to the agenda. Mr. Fredricksen stated that application #P20-07 and #P20-08 have been postponed to the 6 April 2020 meeting and #P19-38 has been withdrawn by the applicant.

8-24 REFERRAL:

1. #P20-11 Application of the Town of North Haven for the installation of a new 12' x 16' storage shed at Memorial Field to be used by the North Haven Garden Club to store equipment and supplies.

Mr. Alan A. Fredricksen, Land Use Administrator presented the 8-24 referral to allow the Garden Club to install a storage shed at Memorial Field.

PUBLIC HEARINGS:

Mrs. Ranciato-Viele read the call for the first Public Hearing:

2. #P19-37 Continuation of the Zone Change Application of Jarrett Rousseau, Applicant & Owner, relative to 8 & 10 Grasso Avenue, (Map 36, Lot 36 & Map 36, Lot 35). Plan Entitled: Existing Conditions Properties Located at #8 & 10 Grasso Avenue, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 4/16/2019. Scale: 1"=20'. R-20 Zoning District.

Mr. Carlson gave an update of the application proposing to change the zoning district of these two 20,000 Square feet lots from R-20 to IL-80. The surrounding properties to the west are in the R-20 zoning district while the surrounding properties to the east are in the IL-80 zoning district. Mr. Fredricksen discussed an email he received from a resident who is in opposition to the application.

Mr. Carlson asked for public comment.

There being no public comment, the public hearing was closed.

3. #P19-38 Continuation of the Application of Timothy J. Lee, Applicant, proposed Amendment to the North Haven Zoning Regulations to add Section 5.2.1.63 to permit retail store uses on Sackett Point Road between Route 5 and Universal Drive. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.

This application has been withdrawn by the applicant.

Mrs. Ranciaro-Viele read the call for the next Public Hearing:

4. #P20-03 Application of Bernard Pellegrino, Esq., Applicant, proposed Amendment to the North Haven Zoning Regulations to add Section 4.2.1.12 and to amend Section 4.3.4 to permit Mixed Uses in Commercial CN Districts. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.

Attorney Bernard Pellegrino presented the amendment to permit residential apartments above first floor commercial uses in CN-20 Zoning Districts and described the permitted uses in the CN Zoning Districts. He presented a town map to the Commission as Exhibit A and a section of the zoning regulation as Exhibit B. Then, he presented Exhibit C; a drawing of a retail space with second floor residential units.

The Commission asked questions and they were answered by Attorney Pellegrino.

Mr. Carlson asked for public comment.

1. Vic Vaccaro of 1860 Hartford Turnpike is concerned with safety and home values. He is in opposition.

2. Dan Hott of 75 Todd Drive South spoke in opposition to the application.
3. Bill Richards of 18A North Avenue spoke in opposition and is concerned that the project will not fit in with the neighborhood.
4. Mary White of 67 Summer Lane spoke in opposition. She is concerned with the Commission approving too many mixed uses with apartments.
5. Kathleen Henry of 50 Spring Road spoke in opposition.

Mr. Pellegrino addressed the Public Comment.

There being no further public comment, the public hearing was closed.

Mrs. Ranciato-Viele read the call for the next Public Hearing:

5. #P20-04 Subdivision Application of Vigliotti Construction Co., Applicant, Piepers' Farm, LLC, Owner, for two (2) lots, relative to 343 Clintonville Road, (Map 69, Lot 55). Plan Entitled: Subdivision Map, 343 Clintonville Road (CT Route 22), North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: January 22, 2020. Scale: 1"=40'. EH Zoning District.

Attorney Timothy Lee with Fasano, Ippolito, Lee & Florentine, LLC, presented the application to permit the subdivision of this approximately 12.8 acre parcel into two (2) lots, the westernmost proposed at approximately 6.9 acres and the easternmost at approximately 5.9 acres. The Inland Wetlands Commission approved a Positive Subdivision Referral (#I20-01) at their 26 February 2020 meeting. He stated that if approved, the applicant will submit an application for a Special Permit to construct an Elderly Housing Development.

Mr. Lee presented a drawing of the property including two buildings and a clubhouse.

The Commission asked questions and they were answered by Mr. Lee.

Mr. Carlson asked for public comment.

1. Bill Richards of 18A North Avenue is concerned with the potential for flooding.

Mr. Lee addressed the Public Comment.

There being no further public comment, the public hearing was closed.

Mrs. Ranciato-Viele read the call for the next Public Hearing:

6. #P20-06 Zone Change Application of the North Haven Planning & Zoning Commission, Applicant, Regina & Barry Jacobson, Owners, relative to 14 Grasso Avenue, (Map 36, Lot 34). Plan Entitled: Plot Plan – 14 Grasso Avenue. Prepared by:

Alan A. Fredricksen. Dated: February 10, 2020. Scale: 1"=77'. R-20 Zoning District.

Mr. Fredricksen discussed the application of the Planning & Zoning Commission to change the zoning district of this approximately 20,000 square feet lot from R-20 to IL-80. The surrounding properties to the west are in the R-20 zoning district while the surrounding properties to the south and east are in the IG-80 and IL-80 zoning districts.

Mr. Carlson asked for public comment.
There being no public comment, the public hearing was closed.

Mrs. Ranciato-Viele read the call for the last Public Hearing:

7. #P20-10 Subdivision Application of Richard Dyer Carleton, Executor, Applicant, The Estate of David A. Carleton, AKA David Allan Carleton, Owner, for two (2) lots, relative to 1048 & 1050 Hartford Turnpike, (Map 34, Lots 67 & 68). Plan Entitled: Record Subdivision Map/Limited Property Boundary Survey, Prepared For Estate of David Carleton, 1048 & 1050 Hartford Turnpike, North Haven, Connecticut. Scale: 1"=30'. R-20 Zoning District.

Mr. Bernard Pellegrino, presented the application to permit the subdivision of this 2.27 acre parcel into two (2) residential building lots. The existing house on the property would remain on Lot #1, which would become 1.22 acres. Lot #2, on the northerly side of the lot, would become 1.05 acres. He presented a site plan and a copy of the assessors map as Exhibit A.

Mr. Marcus Puttock of Godfrey Hoffman Associates, LLC gave a history of the property and presented a drawing showing the proposed homes to be built on the lot, if feasible.

The Commission asked questions and they were answered by Attorney Pellegrino

Mr. Carlson asked for public comment.

1. Justin Sessa of 1053 Hartford Turnpike asked questions about storm water. He is concerned with traffic and flooding.
2. Joe Vicinanza of 1045 Hartford Turnpike asked about the future development of the second lot.
3. John Lambert presented a letter as Exhibit 1. He spoke in favor of the application and stated that it should be approved as a lot split.

Mr. Pellegrino addressed the Public Comment and asked for a waiver of sidewalks.

There being no further public comment, the public hearing was closed.

BREAK: 9:08PM-9:16PM

SITE PLANS:

8. #P20-05 Site Plan Application of Thomas Vining, Applicant, JMC Investors Group, LLC, Owner, relative to 65 Old Broadway East, (Map 66, Lot 8). Plan Entitled: 65 Old Broadway - North Haven, Property Improvements Site Plan. Prepared by: Richard Fontaine. Dated: February 01, 2020. Scale: 1"=20'. IL-30 Zoning District.

Mr. Richard Fontaine, P.E. presented the site plan application to permit the construction of an approximately 52' x 31' pavilion structure to the rear of this existing restaurant, Hard Hat Cafe. Additionally, a small addition is proposed for the front of the building to accommodate a new entrance and a new 16' x 16' deck is proposed to the west of the new entrance. He stated that the existing tent structure will be removed and replaced with the permanent pavilion. Site improvements are proposed to infill missing street sidewalks, to provide necessary landscaped islands, and to add a dumpster pad enclosure.

Mr. Tom Vining, applicant was present. He stated that three parking spaces will be lost and the property owner is looking for a solution.

9. #P20-07 Site Plan Application of 576 Washington Avenue LLC, Applicant & Owner, relative to 576 Washington Avenue, (Map 96, Lot 2). Plan Entitled: Proposed Mauro Motors Pre-owned Automotive Sales & Service, 576 Washington Avenue (Route 5), North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: June 7, 2019, Revised January 29, 2020. Scale: 1"= 40'. CB-40 Zoning District.

This application has been postponed to the April, 6, 2020 meeting.

10. #P20-08 Site Plan Application of 158 Washington, LLC, Applicant & Owner, relative To 158 Washington Avenue, (Map 73, Lot 33). Plan Entitled: Site Plan Application Submission, Proposed Bank, 158 Washington Avenue, Map 73, Lot 33, Town of North Haven, New Haven County, Connecticut. Prepared by: Langan CT, Inc. Dated: 2020-02-10. Scale: 1"=20'. CB-20 Zoning District.

This application has been postponed to the April 6, 2020 meeting.

The Commission elected to hear Applications #P20-09 and #P20-09A together.

11. #P20-09 Site Plan Application of August America, LLC, Applicant & Owner, relative to 300 Universal Drive North, (Map 21, Lot 9). Plan Entitled: "At Home" at North Haven Commons, Building Additions and Site Modifications, 370-376 Eagle Crossing, North Haven, Connecticut. Prepared by: TPA Design Group. Dated: February 7, 2020. Scale: 1"=50'. IL-80 Zoning District.

12. #P20-09A CAM Application of August America, LLC, Applicant & Owner, relative to

300 Universal Drive North, (Map 21, Lot 9). Plan Entitled: “At Home” at North Haven Commons, Building Additions and Site Modifications, 370-376 Eagle Crossing, North Haven, Connecticut. Prepared by: TPA Design Group. Dated: February 7, 2020. Scale: 1”=50’. IL-80 Zoning District.

Mr. David Sacco with TPA Design Group, presented the application to permit the construction of an approximately 8,000 square feet addition in the southwest corner of the largest and westernmost building of this five-building shopping center. Additionally, an approximately 700 square feet entry vestibule addition is proposed on the front (east side) of this building. The purpose of the additions is to accommodate a new, approximately 82,000 square feet At Home retail store. The shopping center was originally approved in 2008 (#P08-04 & #P08-18). The CAM application is required because the entire property lies within the Coastal Boundary. Mr. Sacco presented a site plan and explained the proposed changes to the building and property. He gave a history of the property and discussed the past remediation. Mr. Sacco then presented a drawing of the retail store and explained the planting plan, parking requirements and stated that there are no wetlands on the site.

DELIBERATION SESSION:

Mrs. Ranciato-Viele moved to go into deliberations; Mr. Williams seconded the motion. All were in favor.

8-24 REFERRAL:

1. #P20-11 Application of the Town of North Haven for the installation of a new 12’ x 16’ storage shed at Memorial Field to be used by the North Haven Garden Club to store equipment and supplies.

Mr. Giulietti moved to approve the 8-24 referral; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Giulietti – aye Cummings – aye

The 8-24 referral was approved.

PUBLIC HEARINGS:

2. #P19-37 Continuation of the Zone Change Application of Jarrett Rousseau, Applicant & Owner, relative to 8 & 10 Grasso Avenue, (Map 36, Lot 36 & Map 36, Lot 35). Plan Entitled: Existing Conditions Properties Located at #8 & 10 Grasso Avenue, North Haven, Connecticut. Prepared by: Criscuolo Engineering LLC. Dated: 4/16/2019. Scale: 1”=20’. R-20 Zoning District.

Mr. Cummings moved to approve the application; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye Weyman – aye

The application was approved with appropriate conditions.

4. #P20-03 Application of Bernard Pellegrino, Esq., Applicant, proposed Amendment to the North Haven Zoning Regulations to add Section 4.2.1.12 and to amend Section 4.3.4 to permit Mixed Uses in Commercial CN Districts. The proposed amendment is on file in the Land Use Office and in the Office of the Town Clerk.

Mr. Giulietti moved to deny the application; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Giulietti – aye Cummings – aye

The application was denied.

5. #P20-04 Subdivision Application of Vigliotti Construction Co., Applicant, Piepers' Farm, LLC, Owner, for two (2) lots, relative to 343 Clintonville Road, (Map 69, Lot 55). Plan Entitled: Subdivision Map, 343 Clintonville Road (CT Route 22), North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: January 22, 2020. Scale: 1"=40'. EH Zoning District.

Mr. Giulietti moved to approve the application; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Giulietti – aye Cummings – aye

The application was approved with appropriate conditions.

6. #P20-06 Zone Change Application of the North Haven Planning & Zoning Commission, Applicant, Regina & Barry Jacobson, Owners, relative to 14 Grasso Avenue, (Map 36, Lot 34). Plan Entitled: Plot Plan – 14 Grasso Avenue. Prepared by: Alan A. Fredricksen. Dated: February 10, 2020. Scale: 1"=77'. R-20 Zoning District.

Mr. Cummings moved to approve the application; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye Weymann – aye

The application was approved with appropriate conditions.

7. #P20-10 Subdivision Application of Richard Dyer Carleton, Executor, Applicant, The Estate of David A. Carleton, AKA David Allan Carleton, Owner, for two (2) lots, relative to 1048 & 1050 Hartford Turnpike, (Map 34, Lots 67 & 68). Plan

Entitled: Record Subdivision Map/Limited Property Boundary Survey, Prepared For Estate of David Carleton, 1048 & 1050 Hartford Turnpike, North Haven, Connecticut. Scale: 1"=30'. R-20 Zoning District.

Mrs. Ranciato-Viele moved to approve the application; Mr. Cummings seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Giulietti – aye Cummings – aye

The application was approved with appropriate conditions.

SITE PLANS:

8. #P20-05 Site Plan Application of Thomas Vining, Applicant, JMC Investors Group, LLC, Owner, relative to 65 Old Broadway East.

Mrs. Ranciato-Viele moved to approve the application; Mr. Cummings seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Giulietti – aye Cummings – aye

The application was approved with appropriate conditions.

11. #P20-09 Site Plan Application of August America, LLC, Applicant & Owner, relative to 300 Universal Drive North.

Mr. Cummings moved to approve the application; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Giulietti – aye Cummings – aye

The application was approved with appropriate conditions.

12. #P20-09A CAM Application of August America, LLC, Applicant & Owner, relative to 300 Universal Drive North.

Mr. Cummings moved to approve the application; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Giulietti – aye Cummings – aye

The application was approved with appropriate conditions.

OTHER: None

EXTENSIONS:

- #P19-25, 95 Warner Road

Mr. Fredricksen discussed the request for one (6) six month extension for the application.

Mrs. Ranciato-Viele moved to approve the extension. Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Giulietti – aye Cummings – aye

The extension was approved.

CORRESPONDENCE: None

BONDS: None

CHANGES OF USE:

- 262 State Street, Units C&D

Mr. Ray Pantalena is requesting a change of use from retail to a medical office.

Mr. Giulietti moved to approve the change of use; Mr. Cummings seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Giulietti – aye Cummings – aye

The change of use was approved.

- 180 Universal Drive North

Mr. James Shimer of Hartford Healthcare is requesting a change of use from retail to a medical office.

Mrs. Ranciato-Viele moved to approve the change of use; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Ranciato-Viele – aye Giulietti – aye Cummings – aye

MINUTES:

- February 3, 2020

Mr. Cummings moved to approve the February 3, 2020 meeting minutes; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Wilson – aye Giulietti – aye Cummings – aye

EXECUTIVE SESSION: None

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 10:09 PM.